

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0059 (2100 Polaris Avenue)

DISTRICT: 7

ZONING FROM: CS-CO-MU-NP

TO: CS-MU-NP

ADDRESS: 2100 Polaris Avenue

SITE AREA: 3.373 acres

PROPERTY OWNER: C & K Polaris Property LLC % Ticket City Inc.

AGENT: Drenner Group, PC (Leah M. Bojo)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends CS-MU-CO-NP, General Commercial Services-Mixed Use-Neighborhood Plan Combining District, zoning. The conditional overlay will maintain the following prohibited uses on the property:

Automotive repair services
Automotive washing (of any type)
Automotive rentals
Automotive sales
Bail bond services
Commercial off-street parking
Drop-off recycling collection facilities
Equipment sales
Outdoor entertainment
Outdoor Sports and Recreation
Commercial blood plasma center
Construction sales and services
Equipment repair services
Exterminating services
Maintenance and service facilities
Pawn shop services
Service station
Veterinary services
Vehicle storage

PLANNING COMMISSION ACTION / RECOMMENDATION:

June 8, 2021

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a 3+ acre tract of land located at the terminus of Polaris Avenue. The site is currently used as building maintenance facility. To the north, there are commercial and light industrial uses. The lot to the south is developed with a public school (Burnet Middle School). There is a rail line to the east. To the west, there are office and industrial buildings, single family residences and small multifamily complexes. The applicant is requesting to rezone the property to remove the conditional overlay placed on this tract through the neighborhood plan rezoning case, C14-04-0004.001 / Ordinance No. 040401-32A, to redevelop the property as a for-sale multifamily residential use (*please see Applicant's Request Letter – Exhibit C*).

The site under consideration is located in the Wooten Neighborhood planning area of the Crestview/Wooten Combined Neighborhood Plan. The Future Land Use Map (FLUM) designates this site as mixed use. Therefore, a Neighborhood Plan Amendment is not required.

The staff recommends CS-MU-CO-NP, General Commercial Services-Mixed Use-Neighborhood Plan District, zoning as this zoning is compatible and consistent with the surrounding land use patterns/ uses as there are commercial and light industrial uses/ CS-NP zoning to the north and office, industrial buildings and multifamily complexes/ CS-NP and MF-2-NP to the west. CS-MU-CO-NP zoning will permit the applicant to redevelop this site with residential uses or a combination of residential, office, civic and commercial uses near an existing public school and established residential uses on a tract of land that is located near a designated Activity Corridor by the Imagine Austin Comprehensive Plan. The proposed conditional overlay will limit more intensive commercial uses at this location and is appropriate for a property that is adjacent to residential uses and public facilities.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

Neighborhood Plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed CS-MU-CO-NP zoning will be compatible and consistent with the surrounding uses because there are commercial and light industrial uses/ CS-NP zoning to the north and office, industrial buildings and multifamily complexes/ CS-NP and MF-2-NP to the west. The proposed conditional overlay will limit more intensive commercial uses at this location and is appropriate for a property that is adjacent to single family residential uses. The property is located near a designated Activity Corridor in the Imagine Austin Comprehensive Plan (0.18 from the Burnet Road Activity Corridor) and a regional center (0.10 linear miles from the North Burnet/Gateway Station Regional Center).

3. *The proposed zoning should allow for a reasonable use of the property.*

CS-MU-CO-NP zoning will permit the applicant to redevelop this site with residential uses or a combination of residential, office, civic and commercial uses near an existing public school and established residential uses.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS-MU-CO-NP	Building Maintenance Facility
<i>North</i>	CS-NP	Commercial and Light Industrial Uses
<i>East</i>	MF-2-NP	Rail Line, Duplex Residences
<i>South</i>	P-NP	School (Burnet Middle School)
<i>West</i>	CS-NP, MF-2-NP, SF-3-NP	Office/Industrial Uses, Multifamily, Single-Family Residences

AREA STUDY: Crestview/Wooten Neighborhood Planning Area

TIA: Deferred to the time of Site Plan

WATERSHED: Little Walnut Creek

NEIGHBORHOOD ORGANIZATIONS:

- Austin Independent School District
- Austin Lost and Found Pets
- Austin Neighborhoods Council
- Bike Austin
- Central Austin Urbanists

Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Austin Neighborhood Alliance
 Red Line Parkway Initiative
 SELTEXAS
 Shoal Creek Conservancy
 Sierra Club, Austin Regional Group
 Wooten Neighborhood Association
 Wooten Neighborhood Plan Contact Team

SCHOOLS: Austin Independent School District

Wooten Elementary School
 Burnet Middle School
 Navarro Early College High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2015-0132 (Calvin's Liquor: 8820 Burnet Road)	CS to CS-1	11/10/15: Approved staff's recommendation for CS-1-CO zoning on consent (11-0); N. Zaragoza-1 st , P. Seeger-2 nd .	10/15/15: Approved CS-1-CO zoning on all 3 readings (9-1, O. Houston-No, S. Adler-absent); D. Zimmerman-1 st , D. Garza-2 nd .
C14-2014-0157 (8528 Burnet Road)	CS to MF-6-CO	01/13/15: Approved staff's rec. of MF-6-CO zoning with CO to limit the height on the property to 60 feet, limit the number of units to 300 residential units and limit the development intensity for the entire site to less than 2,000 vehicle trips per day; and , with the following additional conditions to state that 15% of the dwelling units shall be reserved for SMART Housing for a minimum of 10 years and 2) limit the FAR on the site 250,000 sq. ft. (6-2, J. Northey and D. Chimenti-No, S. Oliver-absent); A. Hernandez-1 st , B. Roark-2 nd .	2/12/15: Approve MF-6-CO zoning on 1 st reading only, with the following conditions: Limit the height on the property to 60 feet, 2) limit the number of units to 300 residential units, 3) limit the development intensity for the entire site to less than 2,000 vehicle trips per day and 4) limit the Floor to Area Ratio (FAR) to 2:1 on the property. (Vote: 7-4, Mayor Pro Tem Tovo and Council Members Houston, Kitchen and Pool voted nay); P. Renteria-1 st , D. Zimmerman-2 nd . 4/16/15: Approve MF-6-CO zoning on 2 nd reading only (Vote: 7-4, Mayor Pro Tem Tovo and Council Members

			Houston, Kitchen and Pool voted nay). 4/23/15: Approve MF-6-CO zoning on 3 rd reading, with conditions for a limit of 300 units, 2.7 floor to area ratio, 60 feet in height and a maximum of 2,000 vehicle trips per day (7-4, K. Tovo, O. Houston, A. Kitchen and L. Pool-No).
C14-2011-0167 (8100 Burnet)	CS to MF-6	3/06/12: Approved the staff's recommendation for MF-6-CO zoning, with CO to limit the height on the property to 60 feet and restrict the site to a maximum of 300 residential units, (5-1, J. Meeker-No, B. Baker-absent); G. Bourgeois-1 st , C. Banks-2 nd .	4/05/12 : Approved MF-6-CO on first reading (7-0); B. Spelman-1 st , M. Martinez-2 nd . 4/01/13: Case expired per LDC Sec. 25-2-246.
C14-2008-0032 (North Shoal Creek Planning Area Vertical Mixed Use)	Add V (Vertical Mixed Use Building Combining District) to Certain Tracts	5/13/08: Approved neighborhood's rec. to implement V regulations on selected tracts (9-0)	7/10/08: Approved V (7-0); 1 st reading 8/28/08: Approved V by Ordinance No. 20080828-104 (7-0); 2 nd / 3 rd readings
C14-03-0002 (9325 Burnet Road)	LI to CS	3/26/03: Recommended for approval by consent, with the addition of the following restrictions added to staff's proposed conditional overlay for this case: 1) Use of the property as an adult bookstore shall be restricted to not more than 7,500 square feet of gross floor area and 2)Use of the property as an adult arcade, adult cabaret, adult lounge, adult novelty shop, adult service business and adult theater is prohibited. Vote: 7-0 (Off Dais: Pratt, Absent: Spelman.); M. Armstrong-1 st , M. Casias-2 nd .	6/05/03: Granted CS-CO on all 3 readings (7-0)
C14-01-0037 (North Austin Civic Association)	MF-2, SF-2, SF-3 to NO-NP	4/17/01: Approved Staff rec. of NO-NP, CS-NP, MF-2-NP, LO-NP, GR-NP, P-NP, LI-NP (9-0); with 25 foot	5/24/01: Approved PC rec. on all three readings, except for Tract 9-1 st reading only (6-0)

Neighborhood Plan)	MF-2, LO, MF-3, CS to GR-NP CS, SF-3 to P-NP	vegetative buffer on south boundary of Tract 19	8/9/01: Approved CS-NP for Tract 9 (7-0); 2 nd /3 rd readings
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RELATED CASES:

C14-04-0004 - Crestview/ Wooten NP Rezoning

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Polaris Ave	50'	50'	27'	1	Yes	No	Yes
Colfax Ave	50'	50'	28'	1	Yes	No	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

This property is located at the eastern terminus of Polaris Avenue and Colfax Avenue, on a 3.37 acre site that contains a building maintenance service yard and dozens of services trucks. The property is located 0.18 miles off of the Burnet Road Activity Corridor and 0.10 linear miles from the North Burnet/Gateway Station Regional Center. It is also located within the within the Crestview/Wooten Combined Neighborhood Planning area (Wooten). Surrounding uses include light industrial and office uses to the north; to the south is Burnet Middle School; to the east is a railroad line and residential uses; and the west are light industrial/office buildings, single family houses and small apartment buildings. The requested rezoning is from CS-MU-CO-NP to CS-MU-NP (General Commercial Services – Mixed Use Overlay – Neighborhood Plan). The purpose of the rezoning is to allow this property to remove the Conditional Overlay that limits the impervious cover, height, and density restrictions to redevelop the Property as a for-sale multifamily (condo) residential use.

Connectivity

The property is located 0.18 from the **Burnet Road Activity Corridor** and a public transit stop. Burnet Middle School is located south of the property. Public sidewalks are located only intermittently along Polaris Avenue and Colfax Avenue. There are a variety of goods and services located along Burnet Road but mobility options are only fair along Polaris Avenue while connectivity options are average within a quarter mile radius of this site.

Crestview/Wooten Combined Neighborhood Plan (CWCNP)

The CWCNP Future Land Use Plan identifies this portion of the planning area as Mixed Use, which allows zone CS-MU in this Future Land Use Category. Mixed Use is defined as an area that is intended for a mix of residential and nonresidential uses, including office, retail and commercial services. The CWCNP policies and text below are applicable to this case.

Goal 3: Any new development or redevelopment should respect and complement the single-family character of the neighborhood. (pg. 24)

Land Use Objective 1: Preserve the character and affordability of the Crestview and Wooten Neighborhoods. (pg. 25)

Rec: Rezone uses, currently zoned commercial, to multifamily or mixed use

Land Use Objective 6: Provide opportunities for continued enhancement of the commercial node at Burnet Road and US Highway 183/Research and the adjacent commercial properties to the south that transition into the Wooten neighborhood.

Text: This could integrate the commercial and residential regions on either side of Polaris such that residents might feel more invited to “shop where they live,” “live where they work,” and “work where they live.” It also enhances the types of redevelopment that may occur in the form of street-fronting property with landscaping and storefronts. Successful signs vary from artistic to monochrome to modest, depending on the nature of the use. (pgs. 30 - 31)

Rec 3: Encourage the development of through-streets and/or pedestrian pathways through the commercial tracts fronting on Polaris to allow residents in the neighborhood to access businesses to the north.

Rec 4: Give mixed use options to commercial tracts on the north side of Polaris to allow the development of residential quarters (in the form of above-shop apartments, small apartment structures, or condominiums) where residents might live, work, and patronize businesses in the vicinity. Should the mixed use option be utilized, provide clear circulation for both cars and pedestrians.

The proposed owner-occupied residential use appears to support the policies and text the CWCNP as long as pedestrian access is provided along Polaris Avenue.

Imagine Austin

The property is located 0.18 miles from an **Activity Corridor**.

The following IACP policies are also relevant to this case:

- **LUT P3.** Promote development in **compact centers, communities, or along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes designated redevelopment areas, corridors and infill sites. **Recognize that different neighborhoods have different characteristics** and new and infill development should be sensitive to the predominant character of these communities.

- **HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.

Based upon the project providing additional housing but only fair mobility options in the area (incomplete sidewalk system and non-connecting streets), this project only partially supports the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Little Walnut Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification. According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 sq. ft. cumulative is exceeded, and on-site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

No comments.

Parks and Recreation

Parkland dedication will be required for the new residential units proposed by this development, condominiums with CS-MU-NP zoning, at the time of subdivision or site plan, per City Code § 25-1-601. Whether the requirement shall be met with fees in-lieu or dedicated land will be determined using the criteria in City Code Title 25, Article 14, as amended.

The surrounding neighborhood area is currently park deficient, defined as being outside walking distance to existing parks. The site also includes a segment of the Red Line railway, which is part of an identified Urban Trail corridor, and as such would serve a critical trail

connection. The site therefore meets at least two criteria for dedication of land per City Code § 25-1-605 (B).

Should there be any remaining fees in-lieu, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov.

Site Plan

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

The site is subject to compatibility standards. Along the east and west property lines, the following standards apply:

- a. No structure may be built within 25 feet of the property line.
- b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- d. No parking or driveways are allowed within 25 feet of the property line.
- e. A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

Transportation

The Austin Strategic Mobility Plan (ASMP), adopted 04/11/2019, identifies sufficient right-of-way for Polaris Avenue and Colfax Avenue. A traffic impact analysis is waived, the determination is deferred to site plan application, when land use and intensity will be finalized. A neighborhood traffic analysis may be required at the time of site plan when uses and intensities are known.

Water Utility

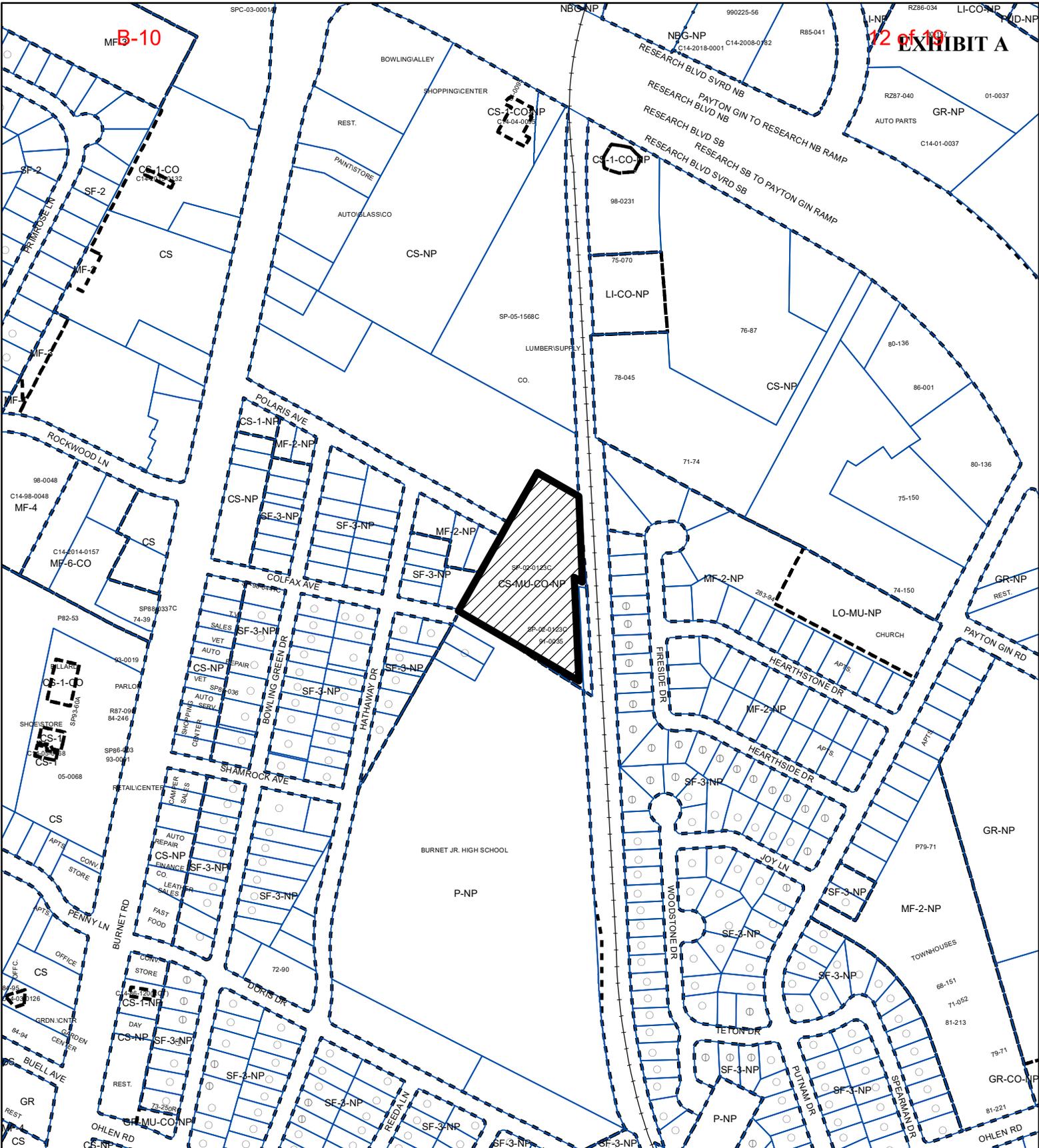
The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Crestview/Wooten Combined Neighborhood Plan FLUM
- E. Education Impact Analysis
- F. Correspondence from Interested Parties



ZONING

ZONING CASE#: C14-2021-0059



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

Created: 4/12/2021

Leah M. Bojo

512-807-2918

March 31, 2021

Ms. Denise Lucas
Housing and Planning Department
City of Austin
6310 Wilhelmina Delco Dr.
Austin, TX 78752

Via Electronic Delivery

Re: 2100 Polaris Ave – Zoning application for the approximately 3.37-acre property located at the eastern terminus of Polaris Avenue east of Burnet Road in Austin, Travis County, Texas (the “Property”)

Dear Ms. Lucas:

As representatives of the owner of the Property, we respectfully submit the enclosed zoning application package. The project is titled 2100 Polaris Ave and is approximately 3.37 acres of land. Located at the eastern terminus of Polaris Avenue, between Burnet Road to the west and railroad tracks to the east. The Property is in the Full Purpose Jurisdiction of the City of Austin.

The Property is currently zoned CS-MU-CO-NP (General Commercial Services – Mixed Use Overlay – Conditional Overlay – Neighborhood Plan). The requested rezoning is from CS-MU-CO-NP to CS-MU-NP (General Commercial Services – Mixed Use Overlay – Neighborhood Plan). The Property is currently developed with a building maintenance services use. The purpose of the rezoning is to allow this property to remove the Conditional Overlay that limits the impervious cover, height, and density restrictions to redevelop the Property as a for-sale multifamily residential use.

The Property is located in the Wooten Neighborhood planning area, a subdistrict of the Crestview/Wooten Combined Neighborhood Plan. The Future Land Use Map (FLUM) designates this site as mixed use and therefore a Neighborhood Plan Amendment (NPA) is not required. Attached is the memo from Maureen Meredith on March 31, 2021 confirming that no NPA is required.

The Traffic Impact Analysis ("TIA") has been waived until site plan, per the attached TIA waiver dated March 31, 2021 and executed by Amber Mitchell.

March 31, 2021

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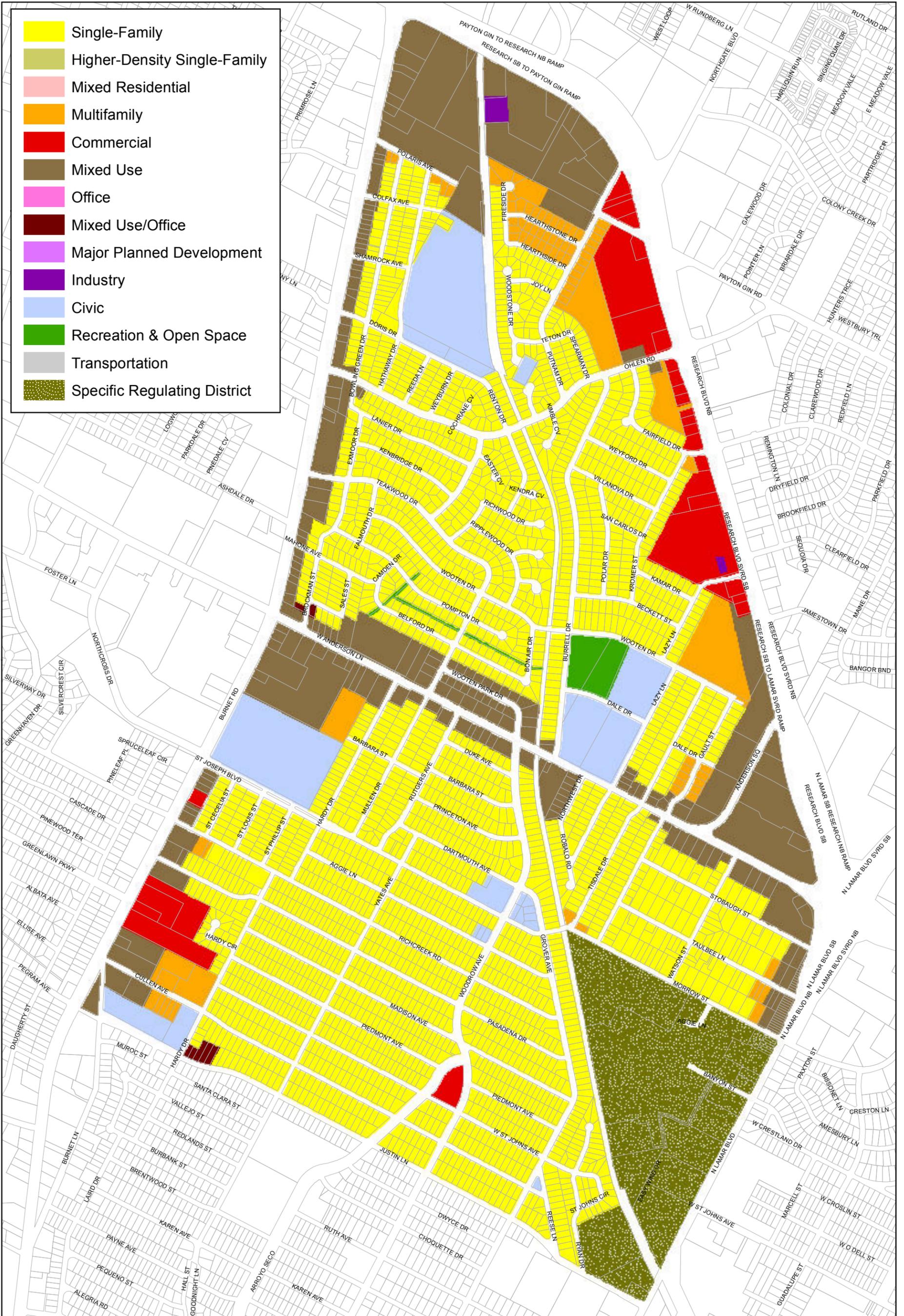
Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



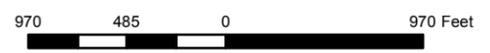
Leah M. Bojo

cc: Jerry Rusthoven, Housing and Planning Department (*via electronic delivery*)
Joi Harden, Housing and Planning Department (*via electronic delivery*)
Sherri Sirwaitis, Housing and Planning Department (*via electronic delivery*)



Crestview/Wooten Neighborhood Planning Area Future Land Use Map

Adopted April 1, 2004
Updated May 12, 2011



EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



PROJECT NAME: 2100 Polaris Avenue

ADDRESS/LOCATION: 2100 Polaris Avenue

CASE #: C14-2021-0059

NEW SINGLE FAMILY

DEMOLITION OF MULTIFAMILY

NEW MULTIFAMILY

TAX CREDIT

# SF UNITS:	_____	STUDENTS PER UNIT ASSUMPTION
		Elementary School: _____ Middle School: _____ High School: _____

# MF UNITS:	<u>134</u>	STUDENTS PER UNIT ASSUMPTION
		Elementary School: <u>.008</u> Middle School: <u>.003</u> High School: <u>.006</u>

IMPACT ON SCHOOLS

The student yield factor of 0.017 (across all grade levels) for apartment homes was used to determine the number of projected students. This factor was provided by the district’s demographer. Due to the lack of development in this area since the 1970’s an analysis of surrounding areas to the north was used to capture the newer, more comparable complexes to the 2100 Polaris Avenue Project.

The proposed 134-unit multifamily development is projected to add approximately 3 students across all grade levels to the projected student population. It is estimated that of the 3 students, 1 will be assigned to Wooten Elementary School, 1 to Burnet Middle School, and 1 to Navarro Early College High School.

The percent of permanent capacity by enrollment for School Year 2025-26, including the additional students projected with this development, would be within the optimal utilization target range of 85-110% at Wooten ES (94%) and below the target range at Burnet MS (78%) and Navarro ECHS (77%). The projected additional students at Burnet MS and Navarro ECHS would not offset the anticipated decline in student enrollment. All of these schools will be able to accommodate the projected additional student population from the proposed development.

TRANSPORTATION IMPACT

Students attending Wooten ES, Burnet MS or Navarro ECHS will not qualify for transportation unless a hazardous route condition is identified. No impact on transportation will be created due to this development.

SAFETY IMPACT

There are not any identified safety impacts at this time.

Date Prepared: 6/1/2021

Executive Director: _____

DocuSigned by:
Beth Wilson
38E0989C305B4F8...

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin
Independent
School District



DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Wooten

ADDRESS: 1406 Dale Drive

PERMANENT CAPACITY: 468

MOBILITY RATE: +4.6%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	367	465	466
% of Permanent Capacity	78%	99%	100%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	384	437	438
% of Permanent Capacity	82%	93%	94%

MIDDLE SCHOOL: Burnet

ADDRESS: 8401 Hathaway Drive

PERMANENT CAPACITY: 1,039

MOBILITY RATE: -14.7%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,107	980	981
% of Permanent Capacity	107%	94%	94%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	944	810	811
% of Permanent Capacity	91%	78%	78%

EDUCATIONAL IMPACT STATEMENT

Austin
Independent
School District



Prepared for the City of Austin

HIGH SCHOOL: Navarro

ADDRESS: 1201 Payton Gin Rd

PERMANENT CAPACITY: 1,548

MOBILITY RATE: -20.7%

POPULATION (without mobility rate)

HIGH SCHOOL STUDENTS	2020-21 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,984	1,589	1,590
% of Permanent Capacity	128%	103%	103%

ENROLLMENT (with mobility rate)

HIGH SCHOOL STUDENTS	2020-21 Enrollment	5- Year Projected Enrollment (without proposed development)	5-Year Projected Enrollment (with proposed development)
Number	1,573	1,187	1,188
% of Permanent Capacity	102%	77%	77%